Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		OLD WINTER ST, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	PLAUT TIMOTHY
Owner 2:	PLAUT MADELEINE
Owner 3:	
Street 1:	45A CLARENDON ROAD
Street 2:	
Twn/City:	LONDON W11 4JD
St/Prov:	ENGLAND	Cntry		Own Occ: N
Postal:		Type:

PREVIOUS OWNER

Owner 1:	DENORMANDIE - THOMAS L
Owner 2:	DENORMANDIE - KATHERINE B
Street 1:	11 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry
Postal:	01773-3601

NARRATIVE DESCRIPTION

This Parcel contains 3.482 ACRES of land mainly classified as POTENTL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
131	3.482			1,100,000	1,100,000
Total Card	3.482			1,100,000	1,100,000
Total Parcel	3.482			1,100,000	1,100,000

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

PREVIOUS ASSESSMENT

Parcel ID: 150 58 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	131	FV		0	3.482	1,069,600	1,069,600		Year End Roll	12/2/2024
2024	722	FV		0	3.482	1,041,350	1,041,350		Year end	11/9/2023
2023	722	FV		0	3.482	20,892	20,892	181	Year end	11/3/2022
2022	722	FV		0	5.77	34,620	34,620	300	Year End Roll	10/19/2021
2021	722	FV		0	5.77	34,620	34,620	283	Year End Roll	10/15/2020
2020	722	FV		0	5.77	34,620	34,620	231	Year End Roll	9/26/2019
2019	722	FV		0	5.77	34,620	34,620	231	Create Final va	6/4/2019
2018	722	FV		0	5.77	34,620	34,620	231	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1981

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DENORMANDIE,THO	82648-347		4/9/2024	MULTI-PARCEL	2,000,000	No	No		
DENORMANDIE JAM	15731-583		8/13/1984	FAMILY		No	No		

Legal Description

See plan 2014-453 for boundary redraw./
See plan 19 of year 2022 - specifically lot C

User Acct	0
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Insp Date	
Land Unit Type:	

!1981!

PRINT

Date	Time
09/26/25	17:33:33

LAST REV

Date	Time
04/24/25	10:31:44

apro

USER DEFINED

Prior Id # 1:	72 9 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/____/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
131	POTENTL		1.645		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									57,575						57,600	
131	POTENTL		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	

Total AC/HA:	3.48155		Total SF/SM:	151656		Parcel LUC:	131	POTENTL		Prime NB Desc	RES CAT 5		Total:	1,099,975	Spl Credit		Total:	1,100,000

EXTERIOR INFORMATION

Field	Value
Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	
Prim Int Wal	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wal	% Sprinkled

BATH FEATURES

Feature	Rating
Full Bath	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

OTHER FEATURES

Feature	Rating
Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value	
Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

8/22/2022 SEE LAND DIVISION - PLAN 2022-19 - Lot C specifically. ROW access off Old Winter St per plan. Lot frontage is 0 Silver Hill.. Site plan dated 1/27/2025 for Timothy & Madeleine Plaut (owner request house number for development of single family wi.

RESIDENTIAL GRID

1st Res Grid	Desc:								# Units		

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:			HB				

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	0.00000

Field	Value
Juris. Factor:	
Special Features:	0
Final Total:	0
Before Depr:	0.00
Val/Su Net:	
Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Field	Value
Net Sketched Area:	Total:
Size Ad	Gross Area	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

PARCEL ID

150 58 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:	Total Special Featues:	Total: